

SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT



### College of San Mateo All College Meeting Facilities Master Plan Briefing October 4, 2006



- Developed 2001 Master Plan
- Performed Comprehensive Energy Analysis
- Performed Facilities Audit
  - Identified Needs
- Measure C Bond Passed November, 2001
  - \$207M
- Other Funding (State, Redevelopment, Grants, Local
  - ~ \$100M
- Understood this was not enough \$ to do the entire job
  - Through polling, we knew this was what Voters would support
  - Measure C provided enough \$ to get CIP underway

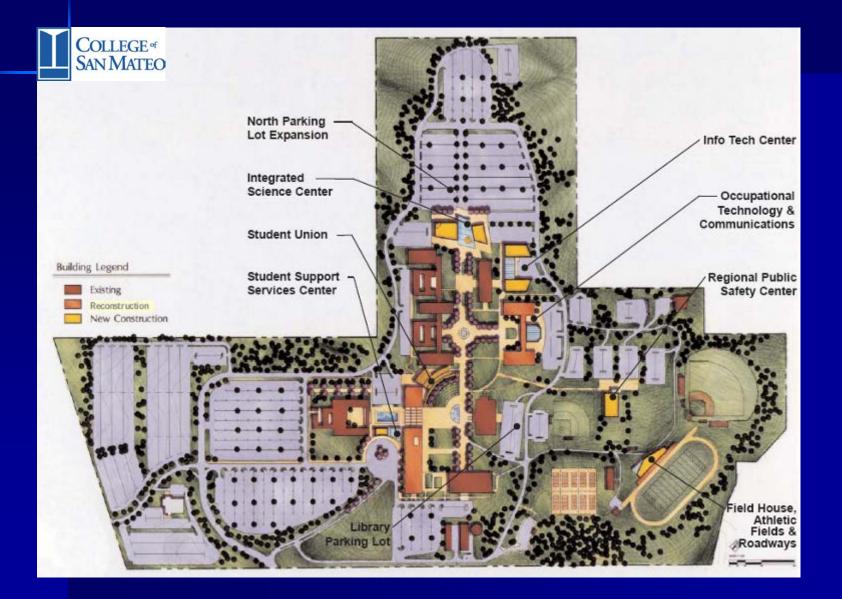








## **2001 Facilities Master Plan**





## **CIP I Projects**



Building 36 Science Building and Planetarium









































































Building 35 – Gordon H. Moore Regional Public Safety Center



















#### Measure C money – Gone!

- November 2005 Measure A \$468M
- Measure A Passed
- Other Funding (State, Redevelopment, Grants, Local
  - ~ \$50M
- 2006 Master Plan



## 2006 College of San Mateo Facilities Master Plan

College of San Mateo 2006 Facilities Master Plan Recommendation







## **Project Delivery Methods**

Design-Bid-Build

Design-Build

Multiple Prime



## Bridging

RFP Issued for Bridging Architects
Bridging Architect Hired
Creates Project Scope for Design Build
Creates RFP for Design Build Entities



## **Construction Phases**

Project / Scope Definition

- Project Definition (PD)
- Project Scope (PS)
- Project Requirements & Constraints
- Estimate of Cost & Time to Deliver

<u>Design</u>

- Design Documents (DD)
- Schematic Design
  - Adjacencies
  - Massing
  - Site Plan
- Design development
- Construction drawings (CD)
- Design Specifications (DS)
  - IT Standards
  - Building Standards

#### **Construction**

- Procurement
- Shop drawings
- Fabrication
- Site construction
- Project close-out



## Design/Bid/Build

#### The "traditional" way

- Programming
- Schematic design back of the envelope
- Detailed design
- Construction documents
- DSA Approval Division of the State Architect
  - Ensures that projects meet accessibility standards
- Bid
- Build
- Facilities Transition
- End User Occupancy
  - Commissioning
  - Move-In
- Least chance of mistakes
- Most expensive
- Adds 6 to 12 months to a project \$\$\$



# **Design Build**

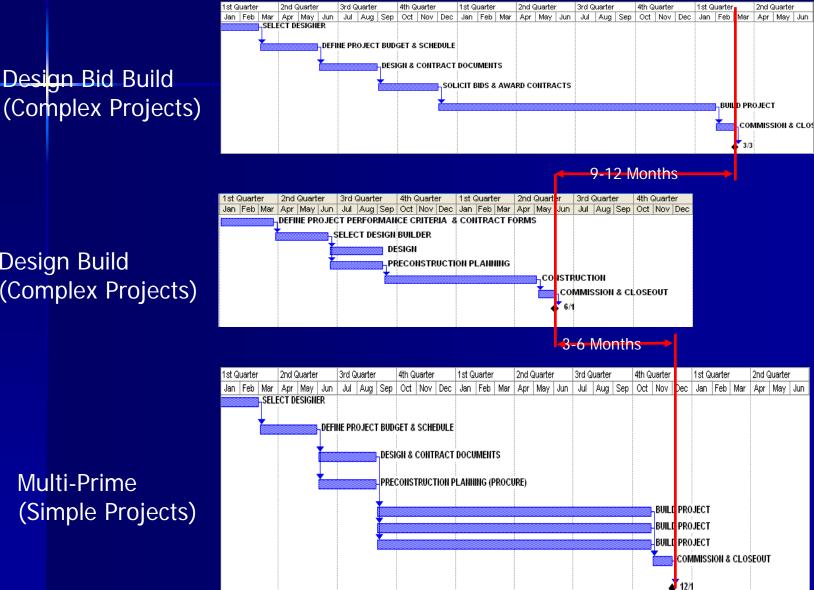
- Create a high level design (Bridging Documents)
  - Bridging architect defines scope and contracts
    - Programming/Schematic design
- RFQ
  - Sent to pre-screened pool of design build firms
- Design/Build
  - DBE at risk, not the owner they agree to a certain price
    - Detail Design
    - DSA Approval
    - Bid
    - Build
  - Facilities Transition
  - End User Occupancy
    - Commissioning
    - Move-In
- Reduces construction cycle by 9-12 months
- Need to be sure that the bridging architect is qualified
- Risk of misinterpretation of contract scope and cost overruns



# **Multiple Prime**

- Program
- Detail Design
- DSA Approval
- Bid
- Build by multiple contractors
  - Owner is General Contractor (GC)
- Only for simple contracts
- Facelift
  - Paint
  - Flooring
  - Window Trim
  - Furniture
- Facelift Plus
  - Everything in Facelift
  - Building Systems

#### **CIP 2 Delivery Methods** SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT



**Design Build** (Complex Projects)

Multi-Prime (Simple Projects)



# Design-Build (Detail)

- Scope
  - Project intent
  - Program elements
  - Adjacencies
  - Space arrays
  - Massing diagrams
  - Project Boundary lines
  - District Facilities Design Standards and Guideline
  - District Technology Standards and Guidelines

#### **Design-Build (Process)** SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT D/B Proposal Schematic Design Construction ÷ Pre-design Build Design Development Documents Approach - Scope



### Design Build (Program Development)

Program

Cycle 1: Listen

- Workshops
- Site tours
- Confirmation of Program
- Cycle 2: Exploration
  - Program
  - Adjacencies
  - Array
- Cycle 3: Generating "What if"
  - Array
  - Massing
  - Boundaries

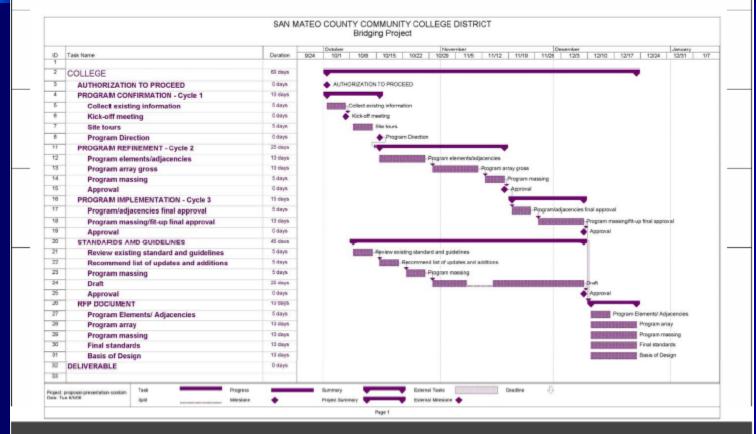
Standards and Guidelines

Approach - Scope



# **Bridging Schedule**

#### Pre-Design for Bridging Documents



Project Intent - Schedule



## **CIP 2 Schedule**

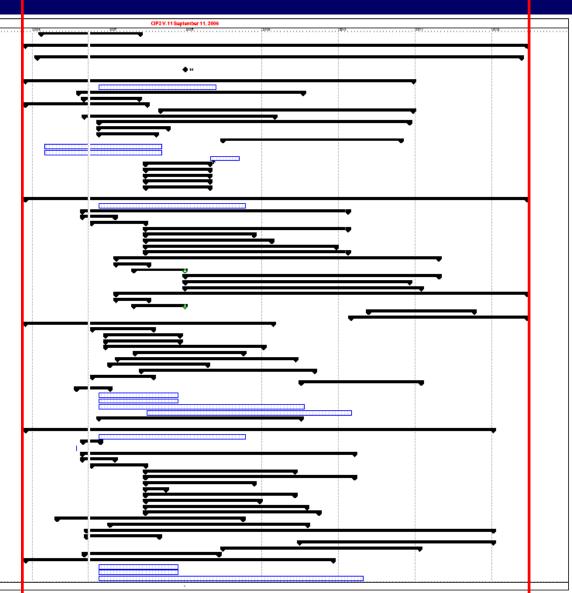
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### **Questions & Answers**